

Amendments to the Specification:

Please replace paragraph [0029] with the following rewritten paragraph:

[0029] In addition ~~to~~ a percentage-based DVS query, the provider 130 can also perform DVS queries based on the absolute difference in sale price and AVM value. Still further, DVS queries can be formed based on a "modified absolute difference" in sale price and AVM value, i.e., the absolute difference discounting various financial factors, such as condo fees, insurance rates, tax assessments, reported utility rates or any other known or later acknowledged item that can affect the investment value of a property. For instance, while a particular user may wish to identify all single-family dwellings in a city that are for sale for at least \$10,000 below their AVM value, the user may desire to discount, change the ordering of, highlight or completely eliminate properties that might pass the differential valuation requirement but are encumbered by housing association fees, unusual insurance requirements, reside in high-crime neighborhoods and so on.

Please replace paragraph [0033] with the following rewritten paragraph:

[0033] Still further, in other embodiments, one or more of the various components 210-290 can take the form of separate servers coupled together via one or more networks. Additionally, it should be appreciated that each of components 210-290 advantageously can be realized using multiple computing devices employed in a cooperative fashion. For example, by employing two or more separate computing devices, e.g., servers, to provide spatial information for each computing device used to make AVM calculations, a processing bottleneck can be reduced/eliminated and the overall computing time to produce AVM valuations and other services can be drastically reduced.

Please replace paragraph [0036] with the following rewritten paragraph:

[0036] Once the property database 240 is populated, the AVM device 230, under control of the controller 210, can perform an AVM valuation on each property in the property

database 240. The exemplary AVM device 230 is based on a combination of heuristic and statistical technologies. However, it should be appreciated that the particular form and functionality of the AVM device 230 can vary from embodiment to embodiment as the technology evolves or as otherwise can be found ~~advantages~~advantageous in various circumstances.

Please cancel paragraphs [0048] through [0065].

Please replace paragraphs [0068]-[0070] with the following rewritten paragraph:

[0068] Another approach to updating AVM databases includes ~~update of an~~updating a database for a specified region, e.g., a township or a predefined region defined by X-Y boundaries. In various embodiments, such an update can occur on command, automatically on ~~the basis of~~ a regular period or automatically on a basis of whenever a given number of properties (like or not) are sold within the region.

[0069] Still another approach to updating AVM databases includes automatically ~~update of~~updating like properties, e.g., condos, within a given region with such update occurring on ~~the basis of~~ a regular period or on a basis of whenever a given number of properties (like or not) are sold within the region etc.

[0070] Yet another approach to updating AVM databases includes ~~update of~~updating individual properties. A first variant of this approach is to update individual properties automatically on a regular periodic basis. For example, for a particular property put on the market, the property AVM value can be recomputed every N-number of days and optionally scheduled for early morning hours (or other low-usage periods) to alleviate computer processing bandwidth. Other variants can include update by command or a combination of automatic and command approaches.

Please replace paragraph [0073] with the following rewritten paragraph:

[0073] FIG. 4 depicts an exemplary entry 410 of an AVM database, such as the database 250 of FIG. 2. As depicted in FIG. 4, the exemplary entry 410 contains a variety of fields, each of which can have use in executing a query/search of real estate properties. For example, a first useful field can be a "~~property identifier~~", "property identifier," which can be a unique code associated with the property ~~at~~of interest. Other related fields can be the address of the property (which may also serve as a property identifier) and various geographic identifiers, which can serve to provide exact geographic information (latitude and longitude), school district information, zip code, housing development information, zoning information or any other information having geographic significance. Such fields, which can define a wide range of geographic regions can add value to a database by enabling unique geographic searches.

Please replace paragraph [0084] with the following rewritten paragraph:

[0084] While the database of step 502 contains information about all known properties within a geographic region, it should be appreciated that, on other embodiments, the AVM database can be limited to only properties offered for sale, only properties sold in a particular fashion, e.g., for sale by owner or bankruptcy sale, properties of a particular type (e.g., townhouses), existing (not new) properties, properties proffered by a particular developer or builder, etc. It should further be appreciated that while "all" known properties within a geographic region may be included in the AVM database, in various embodiments the AVM database may include a lesser percentage of properties ranging from a plurality (i.e., 2 or more) to a substantial portion (i.e., not an inconsequential percentage (e.g., >1%-49%) to a majority of properties (i.e., at least 50+%) to substantially all known properties (e.g., >95%). Further, the terms "plurality," "substantial portion," "majority" and "substantially all" may apply to various subgroups, e.g., properties offered for sale.

Please replace paragraph [0090] with the following rewritten paragraph:

[0090] In step ~~514~~,512, a determination is made as to whether to further modify the database. If the database is to be further modified, control jumps back to step 508 where new sale information is received; otherwise, control continues to step 550 where the process stops.

Please replace paragraph [0092] with the following rewritten paragraph:

[0092] In step 608, information relating to both new properties offered for sale and sale information relating to recently sold properties is received. Next, in step 610, the AVM database of step 606 can be updated to reflect the new market value of ~~the~~ both the new properties offered for sale and the sold properties. Then, in step 612, the AVM database of step ~~506~~606 can be periodically updated according to any of the techniques described above. Control continues to step ~~614~~614.